

Historic, archived document

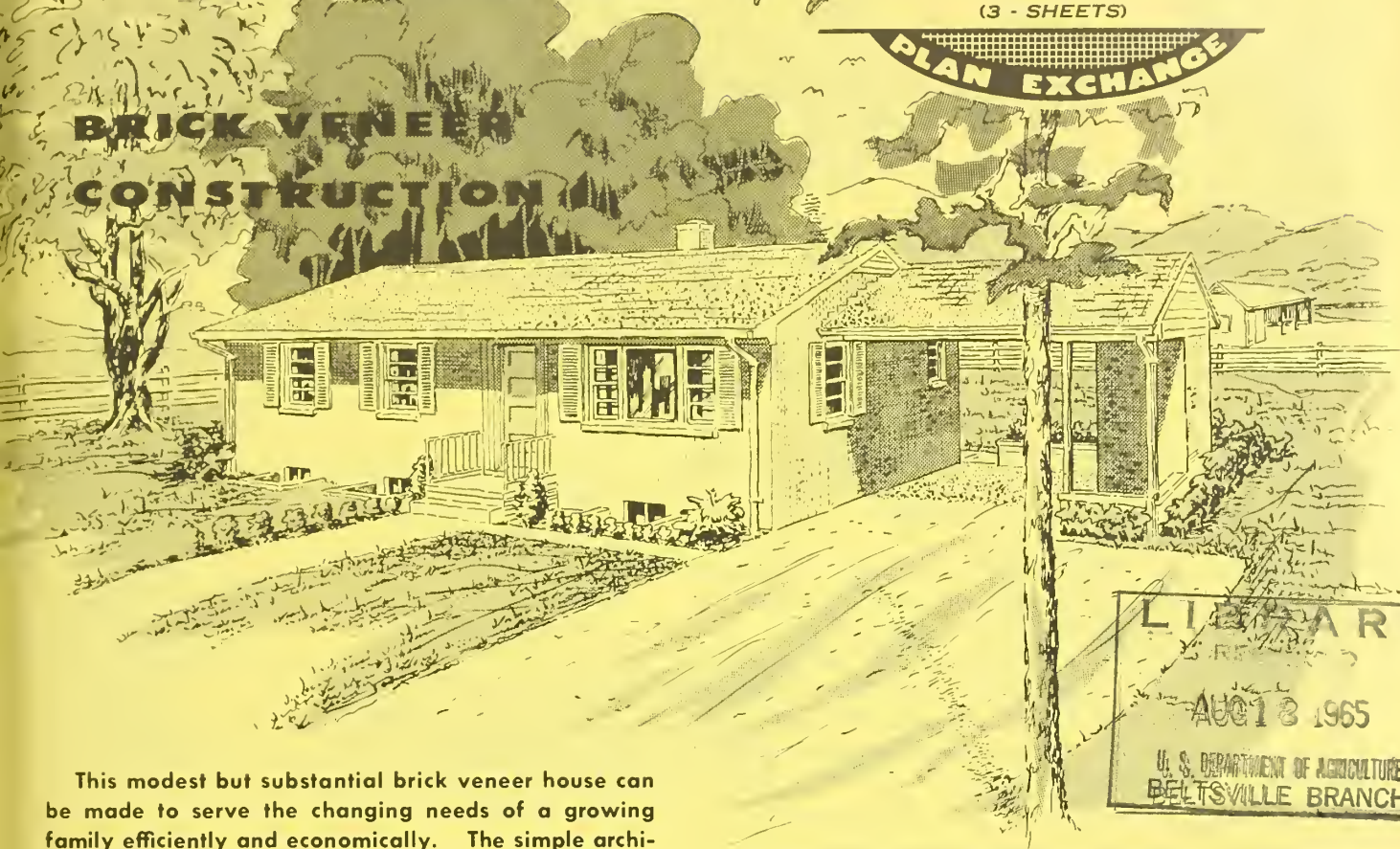
Do not assume content reflects current
scientific knowledge, policies, or practices.

34 m
Pub. 998

3-Bedroom FARMHOUSE

BRICK VENEER CONSTRUCTION

**COOPERATIVE
FARM BUILDING
Plan No. 7171**
(3 - SHEETS)
PLAN EXCHANGE

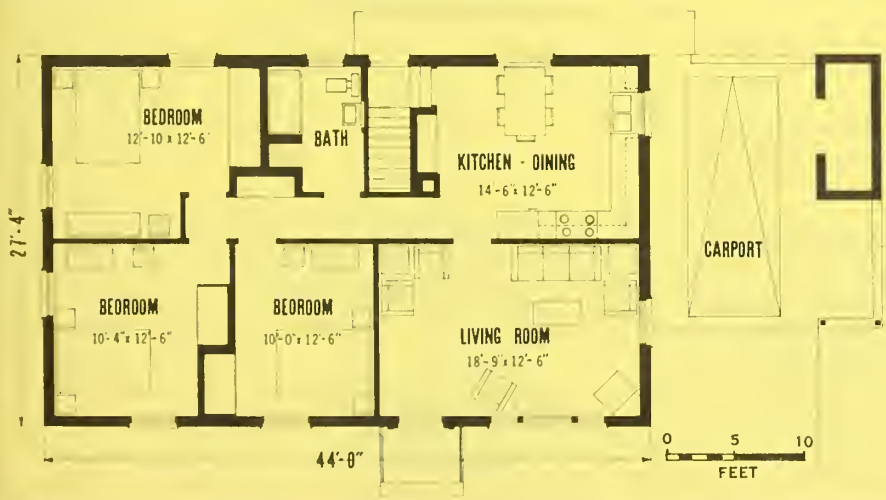


LIBRARY
RECEIVED
AUG 13 1965
U. S. DEPARTMENT OF AGRICULTURE
BELTSVILLE BRANCH

This modest but substantial brick veneer house can be made to serve the changing needs of a growing family efficiently and economically. The simple architectural design makes this house suitable for many localities.

The combination kitchen-dining area is generous in size and has ample counter and storage areas. The three bedrooms are large enough to accommodate the

usual bedroom furniture without crowding. A closet for storing bedding is conveniently near the bedrooms and space has been provided in the bathroom for bath linens. The living room lends itself to attractive and comfortable arrangement of furniture.



Plans No. 7151 and 7144 are for houses similarly arranged but a little larger (1,358 and 1,440 square feet, respectively)

House Areas for 7171:	Square feet
Living	1,203
Basement	1,203
Carport	240

UNITED STATES DEPARTMENT OF AGRICULTURE **Miscellaneous Publication No. 998**

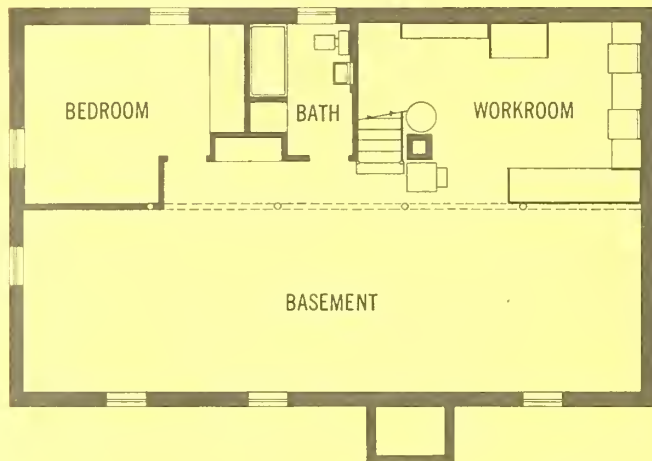
Washington, D.C.

Issued June 1965

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C., 20402 - Price 5 cents

BASEMENT

In climates where frostlines dictate deep footings, a full basement under this small house is a good investment.



Besides providing space for the utilities—furnace, water heater, laundry equipment—the basement area, even if not completely finished, has many uses. The family with small children will welcome the indoor play area that can withstand hard usage; the homemaker without mechanical drying equipment will have indoor space for drying laundry; the man of the house can find space for a good-sized workbench.

As family needs change, the basement area can be developed to provide an additional bedroom, bath, and informal living area.

Even in mild climates, a basement is a moneysaving investment if the drainage is good and the family needs the space.

Complete working drawings may be obtained through your county agricultural agent or from the Extension agricultural engineer at most State agricultural colleges. There is usually a small charge.

ORDER PLAN NO. 7171, 3-BEDROOM FARMHOUSE

If the working drawings are not available in your State, write to the U.S. Department of Agriculture, Agricultural Engineering Research Division, Plant Industry Station, Beltsville, Maryland. The U.S. Department of Agriculture does not distribute drawings, but will forward your request to a State that does distribute them.

Developed by:

AGRICULTURAL RESEARCH SERVICE

BUILD TO KEEP IT DRY

Do these things to assure a dry usable basement on new construction.

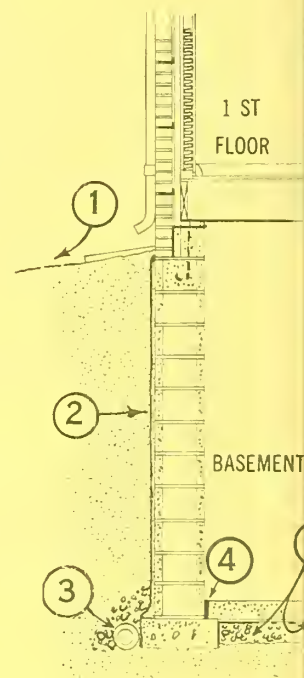
1. Slope the grade away from the house and remove surface water in an open drainage way.

2. Coat the outside wall with portland cement plaster and give it two coats of hot coal tar pitch.

3. Install a tile drain with free outfall around the footing.

4. Put an asphalt mastic joint between the basement floor and the wall.

5. Place a gravel fill and vapor barrier beneath the slab.



These precautionary steps are not expensive, yet they are omitted from building with amazing frequency. Space in the basement is valuable, so insure its use by building to keep it dry.

grading



SLOPE AWAY FROM BUILDING



SWALE OR OPEN DRAINAGE



BASEMENT PARTIALLY EXPOSED

